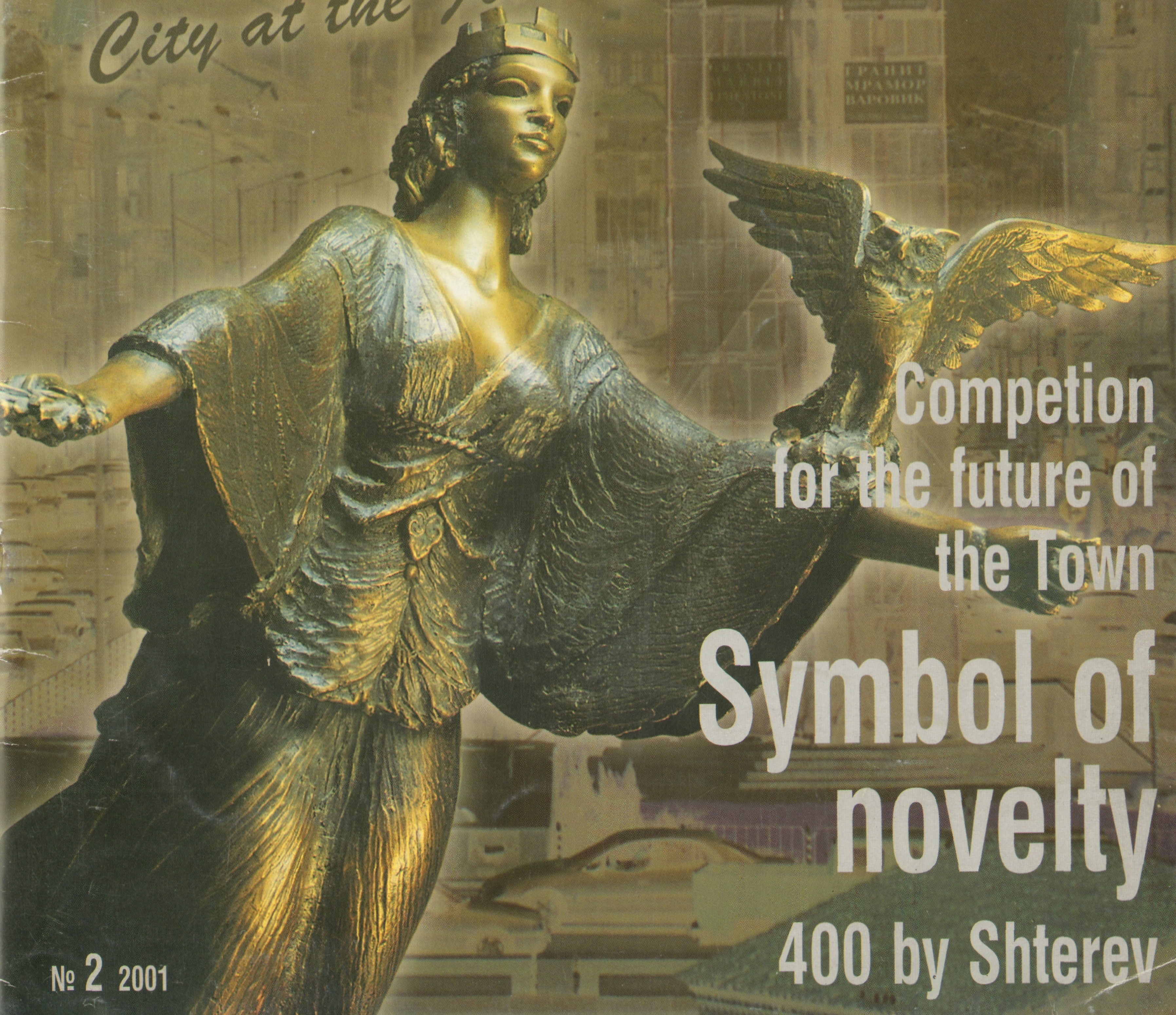


Sofia

City at the Foot of Vitosha



Competition
for the future of
the Town

Symbol of
novelty

400 by Shterev

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Foot of Vitosha

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The city is the place where people get together so as to live better.

Aristotle

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Competition for the future of the Town:
The competition "Sofia and European Integration" has its history which shows what problems the Municipality has had through the years.
The City- an urban development forum
by Yanaki Sapundjiev:

Architects and architectural bureaus, investor go-betweens and commercial companies combine their presence at the exhibition under one principle topic: The City as a place to live in.

Dimitar Petkov, The Mayor ...
by Jannette Miteva:

For the development of Sofia a mayor was needed with a big reformist's brain and valorous in character so that in the place of the disorganized town a new and modern capital could be built.

400 by Shterev

Rumen Hitov :

What are the similarities between Sofia and the famous Check spa Karlovy Vary? They are all in the genetics and the substance of the mineral waters of Sofia and the glauher's salt waters in the Sudetenland. But in our capital there are 8 kinds and 40 types of mineral waters - almost the entire spectrum known to balneology.



Victoria and Ferdinand
by Danail Glishev:

The Sofia History Museum is the last in a string of five started in the first 50 years after the liberation of Bulgaria from Turkish domination.

Symbol of novelty

Sculptor Georgi Chapkanov talks to
Petya Stanilova:

And the statue should emanate something like this and, surely, the visual invulnerability of beauty which I want to give her.

The old city

by Georgy Labov, arhitech, UAB:

One of the factors of countering the destructive tendencies of modern urban development is to turn to the historical layout of the city which survived through time and those who have developed the idea and put up the structures.



A unigue plan
by J. Nikolova:

Just like an amazing spectacle of a computer virtual reality game this is how we could approach a unique plan of Sofia made 100 years ago. It is the approach from the end of one century to its beginning.

The tram

by Peter Mirchev:

Every little tram had on the front and on the back side a wooden buffer, which looked like half a cake of cheese and was used to prevent from collision. The buffers were very comfortable to sit on and we ran after the tram to get on it.

For the non-specialists the preparation of a town plan reduces to the level of usual drawing: a residential district will be built here, a hospital or a school - there, a street will pass here, a blank place will remain there for a garden... This, of course, exists, but it don't exhaust the problems which must be solved, in order that the tomorrow's day of the town will be determined. Before we reach the drawing board - this is conditionally said, - today it is drawn on a computer, we must find the answers to a large number of questions. How will the population of the town evolve in the nearest decades - will it decrease, will it increase or will it remain the same? What kind of will be its social structure? How will develop the transport in the city and to which vehicle priority has to be given - to the public or private vehicles? Where and how many will be the green places? How will be fulfilled the connection with the near and far surrounding areas of the capital city? How will develop the sphere of industry and the sphere of services? Will Sofia grew and if it will - in which direction? How will be solved the problem with the blocks of flats? What has to be done for the engineering and the infrastructure (water-pipes, pipe-lines, electricity, installation of a centralized heating system, telephones) in order to be satisfied the contemporary and future requirements? What have to be the antiearthquake norms for the buildings in the different districts of the city? How to be kept and appropriately exhibited the cultural monuments? How to be kept the sanitary and ecological criteria in the city of over one million people? There are hundreds of problems to be solved in order to be taken the optimum urbanisational decisions.

eng. Peter Terziev
director of Sofproekt - General Urban Plan

Sofia and European Integration

Competition for the future of the Town

At the end of the last year finished the competition, proclaimed by Capital community, the Union of the architects in Bulgaria and the Ministry of Regional Development and Public Work for the workmanship of a project for a "Framework Programme: Sofia and European Integration" as the first component part of "Framework Programmes for Development of Sofia City under the Conditions of Integration of Bulgaria Republic in the European Union." This is an essential stage from the workmanship of the new Common town plan of Sofia city and Capital community. The main purpose of the competition was through the competitive projects to secure legal - normative, social - economic and spatial conditions for accessibility of all the outer positive influences upon the city, which proceed from the geopolitical, European and regional influences, so that Sofia could turn into a center with regional and generally European significance. The competitive programme has complex character and because of this the prizes are in three sections. The highest programmes are the framework programmes, which are the common strategy for the development of the town in the next twenty years. The second group of prizes are for structural programmes, the third - for specialized programmes. The prizes, determined by the jury whose president is the main architect of Sofia Stoyan Yanev, are the subsequent:

For framework programmes

- Project No 8 with authors architect Stephan Stainov and the staff of "Bulplan" - for analytical structural model of a Framework programme.
- Project No 9 of the architect Ivan Popov and staff - for synthetic spatial model of a Framework programme.
- Project No 12 with authors architect Alexander Alexandrov and the staff of "Forum" - for geopolitical and methodical approach during the formation of the structure - spatial model of a Framework Programme.
- Project No 15 with authors Stephcho Dimitrov and staff - for balanced and integral approach.
- Project no 19 with authors Paraskeva Boginova and the staff of "Urbitat" - for original approach for the activation of the role of Sofia in the integrational processes.
- Project No 10 with authors architects Silvia Sokerova and staff - for detailed reflection of the problems of the Framework programme.

For structural programmes

- Project No 3 with architect Ivan Bitracov, architect Dimitar Krustev and staff - for ecological spatial organization of the city and the coastal territories.
- Project No 4 with authors architect Atanas Kovachev and staff - for a complete structural programme of the recreation.
- Project No 9 with authors engineer Dimitar Popov and staff - for a structural programme for transport infrastructure, including the laying out of the corridors of Europe.

For specialized programmes

- Project No 5 with authors architect Ludmil Leonidov, architect Chedomir Pavlov and staff - for reconstruction of the compact town.
- Project No 11 with authors architect Rosina Chervenкова and staff - for technopolis of Sofia and development of educational complex.

- Project No 14 with authors architect Rashko Robev and staff - for decision of ecological and urbanisational problems.

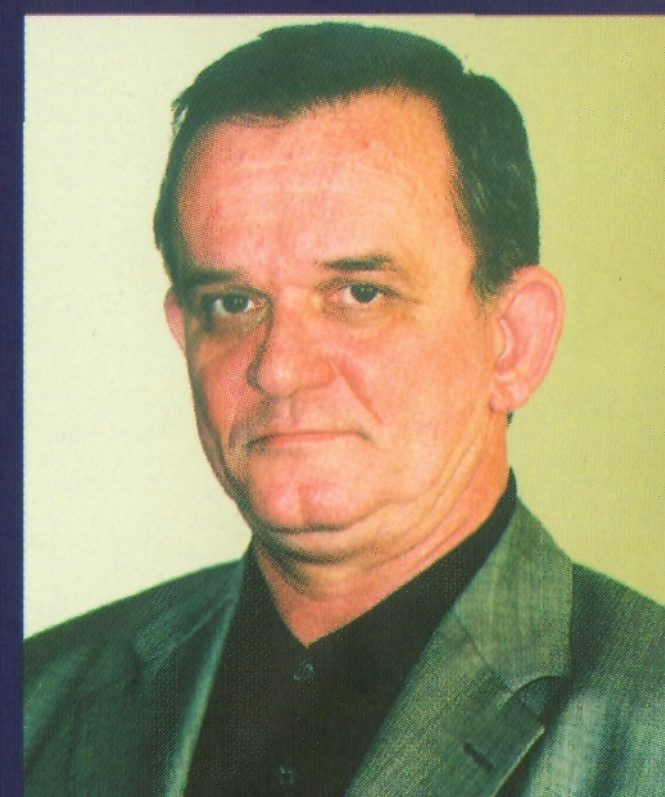
The awarded ideas

- Project No 2 with author architect Todor Bulev for the idea - "City around the City".
- Project No 6 with authors architect Dimitar Dimmed and staff - for the idea "Throwing out of the Town to the East".
- Project No 7 with authors architect Alexander Naydenov and staff - for the idea "Transport net".
- Project No 12 with authors staff of group "Forum" - for the idea of development of the regional railway transport.
- Project No 13 with authors architect Rumjana Borissova and staff - for the idea of the control of the territorial development.

The jury's opinion

The competition "Sofia and European Integration" has its history which shows what problems the Municipality has had through the years. As early as 1992 work on gathering of data and doing specialized research for the new General Urban Development Plan (GUDP) of Sofia started. In 1998 when the Bill for the General Urban Development Plan of Sofia was passed by the National Assembly we already knew how to start work. We began with analytical research in the different systems of the city and by inviting the prominent specialists in the different fields, so they could organize large multidisciplinary teams. There was a need to have a new, contemporary approach

to the design of the new GUDP. We created a permanent regulative body - the Municipality company SOFPROEKT - GUDP and we introduced the competition approach. The choice of the teams which did the first stage of the research - the pre-planning competition conditions, was also done on the principles of competition. The real work on the plan envisages two parts of a methodology which is accepted and approved: a preliminary project will be worked out on the basis of several possible and applicable scenarios for the development of the city in the next 20 - 25 years. But the essence of the competition is in the next phase - the preliminary project. This phase

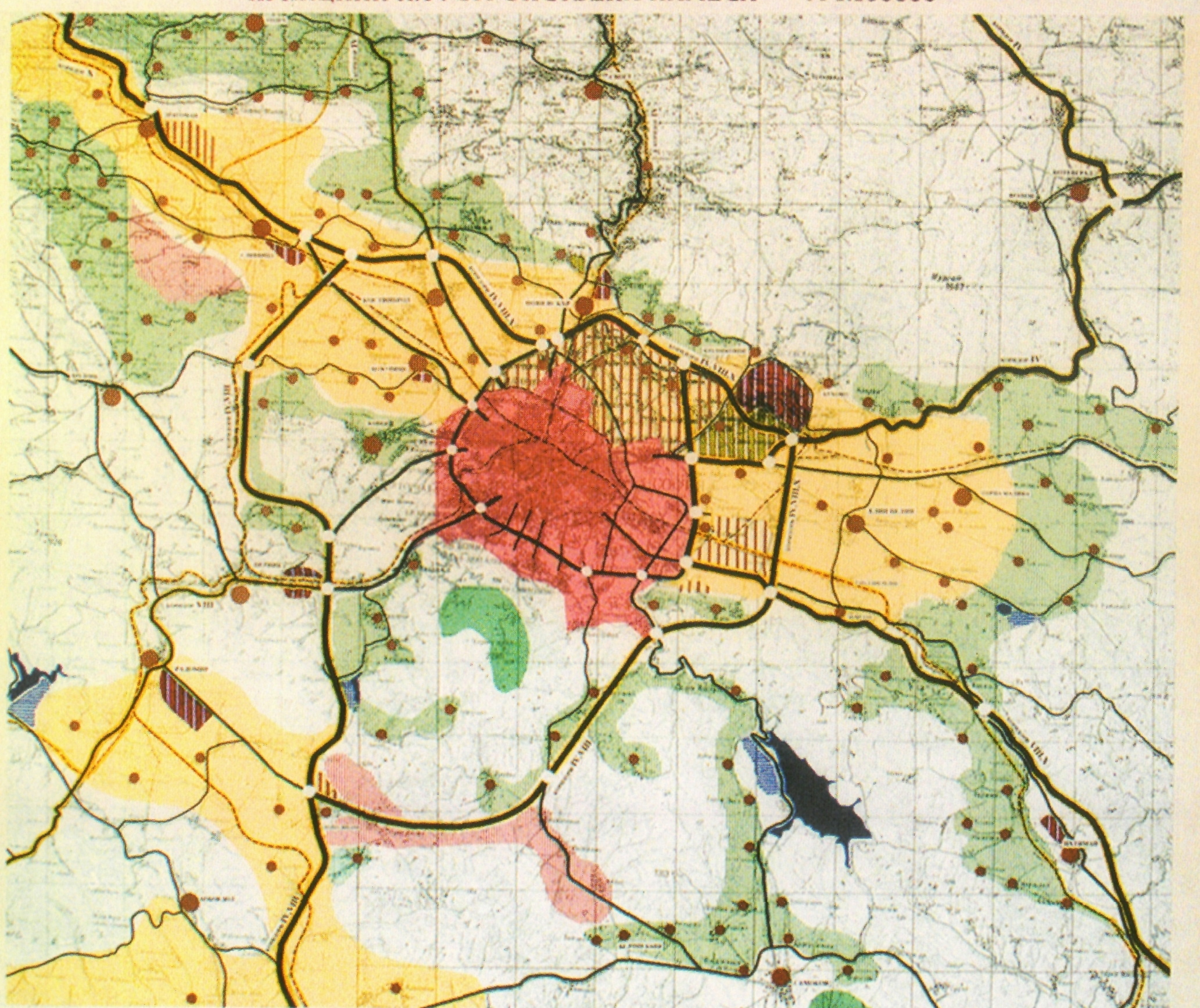


Stoyan Yanev, architect,
Jury Chairman

has several stages but what is central to the idea is the gathering of different professional views on different levels with a single structural planning approach with a view to a con-

СОФИЯ И ЕВРОПЕЙСКАТА ИНТЕГРАЦИЯ - РАМКОВА ПРОГРАМА

ПРИНЦИПИ НА УСТРОЙСТВЕНА НАМЕСА М 1:100000



Project № 8 - Author: architect St. Stainov with staff,
I Prize - "Framework programme"

sistent urban planning of a higher order taking into consideration the role the region plays in the general politics of the country, the political tendencies in Europe and the integration of Bulgaria into the European structures. All of this has and will have a considerable impact on the whole region of Sofia and it will elevate the regional planing in the context of the interdependencies mentioned above. No doubt we have to adopt a new approach to the structuring, restructuring and adapting to the leading tendencies in the development of the city. So, as a result we distinguish two phases preceding the final plan. The first one, called Sofia and European Integration aims mainly at outlining different ideas for the development of the territories around Sofia and its impact on the city itself. The competition had a special structure. The participants could take part in the general presentation called Framework Programme - forecasts for all functional systems and regions, as well as in some of the separate topics, e.g. Ecology, Tourism, Industry, Transport etc. So it was not a necessary conditions for the participants to be high-rank or prominent town-planners in order to participate. It was possible for a specialist in a given field to give ideas that would take a deserved place if evaluated highly and accepted and making a part of the collective plan called The General Urban Master Plan of Sofia.

The competition is over. The results are given a high mark by the specialists as well as by the Union of Architects in Bulgaria. The guidelines for the competition allowed for seemingly controversial ideas to be evaluated highly but only ideas with pronounced potential, original approach and a perspective for development. Their merits are being studied now while work is going on for the finalizing of the two scenarios for the development of the city. The participants and the awardees will take active part in the drafting of the scenarios as well as over 300 specialists who have worked in this field up to this moment, so that we can have a clear picture of these approaches to the development of the city. And only then will we organize a discussion on a large footing - not only for the professionals but also calling on the opinion of the community. And this will lead us to the right decision as to which of the scenarios will be adopted as the basis of the GUDP. Another competition will follow this one - Sofia And Its Living Environment, which, in fact, is the idea of the GUDP itself but comprising all functional systems, in all fields. We are preparing the framework of the second competition because doing two competitions on that scale in just three months does not sound like a serious affair. But after the conclusion of the first competition we are optimists because of the experience that we have gained. The conclusions of

the Jury were reached in a democratic way - decisions were made by majority vote. Sitting on the Jury were high-rank specialists with minimum representation on the part of the Municipality. And this gives the decisions and the awards much greater value. I believe that we, the organizers, are doing everything possible to be ahead of the events in thought and in action, with ideas and data. We are doing everything possible to find the right direction for the development of Sofia and if it won't sound too vein, the topic of the competition in question was set long before the decision on integration of Bulgaria in the European Union was taken by the National Assembly.



Mityu Videlov, architect,
Jury Deputy Chairman

This competition was held in the atmosphere of great expectations because the topic of European integration should be defining in the long term and short term urban planning of the city. On the other hand the very idea of European integration in some fields is really defined by the existing documents and programmes but in others it should be altered and clarified. And this was one of the natural grounds for "The Great Expectations." My opinion is that the competition, claiming a large scale participation for such an exceptionally difficult problem-solving (19 teams) is evidence of the great interest and the strong mobilization of the practical resources of almost all the intellectual potential of our country. In the second place the result themselves - very interesting presentations with very brave and even contradictory and mutually destructive concepts, and the others - with consistent ideas for the complex development of the city. It is quite natural that each of them places a different accent in its presentation and components in different stages of development. I could say that in this sense the presentations which won the first prizes are mutually supplementing their ideas. The presentation of Bulplan, headed by architect Stainov, offers a perfect proposal of a framework programme describing fully and in detail the approaches analyzing the contra-



Project № 4 – Author: architect St. Kovachev with staff, 1 Prize – “Structural programme”

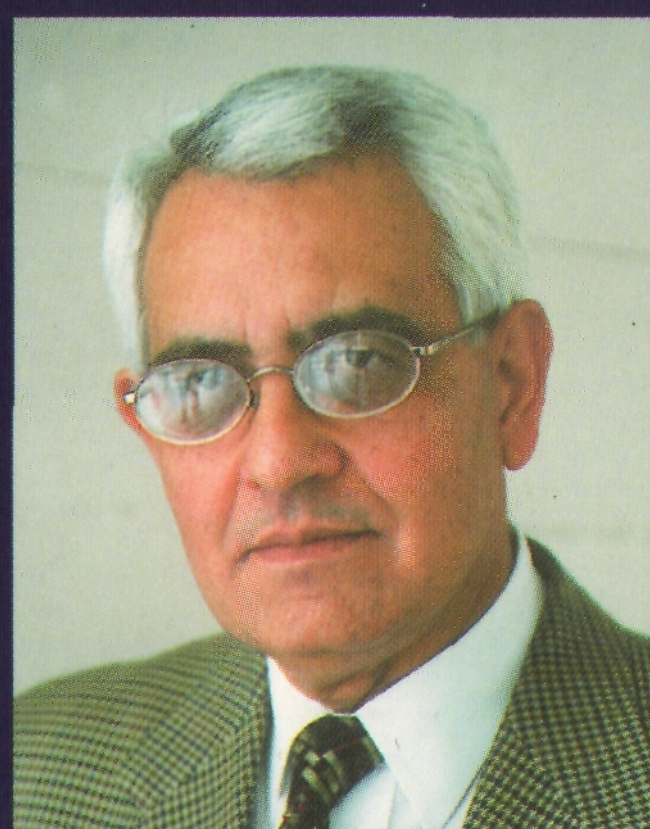
dictions and offering counterproposals for corrections. That is why I say that it covers the whole framework programme which is, in fact, the target of the competition. I want to stress my opinion, but just as an observation - not as a critical remark, that this presentation offering a solution of this problem, supplies in a lesser degree, solutions to concrete urban problems. The way the plan is presented gives the team abundant opportunities to continue their work on concrete tasks in the future.

The team headed by our prominent town planner from Plovdiv Ivan Popov, architect, one of the doyens of our town planning, has chosen a completely different approach. Disregarding the conditions of the competition programme but offering an urban concept containing a minimum of conflicts. I can say that it is to my liking because it is a complete scenario for the zoning development of the city. My third choice (and winner of the third prize of the competition) is the presentation of associate professor Alexandrov, which combines both approaches. It is exhaustive and in no less degree offering finalized solutions. There are some compromising moments and some conflicts which could be eliminated by careful reconsidering.

These were so to say The first group of presentation which caught the interest of the Jury. They were given prizes and most probably many of the elements they contain will be incorporated in the next stages of the development of the plan.

The next group of presentations contained some very pleasant surprises, a feature greatly appreciated at competitions. This is the presentation of a group of younger colleagues from URBITAT, some of them having recently specialized abroad, who, for their age and experience - very important in town planning, present a very mature concept complying with the task - both as zoning model and framework program. There are many other proposals of structural and framework presentations with notable qualities which

should also be used in further developments in different direction of finalizing the package of programmes. A typical example in this respect is the presentation of architect Kovachev who exhaustively and in detail treats the ecological approach to the development of Sofia. The green system and the landscape are exceptionally important but this is only one of the problems to be solved by the GUDP if the city. The results of the competition, frankly speaking, surpass my expectations. Now we are in possession of an exceptional wealth of concrete proposals for the development of the city complying with the principle topic at the moment which is the European integration of our country and its capital city. There have been expectations that this competition will yield a finalized General Urban Development Plan of Sofia, but this is impossible in practice, because a competition programme cannot replace the highly complicated practice in drawing up the requirements for a GUDP. Here the problem is in finding the main bearings which would carry the further development of the plan, the matches and the links and the resulting skeleton, on which the different presentations could be pinpointed. At the same time work continues to be in progress - we organize discussions, gather expert opinions on the results of the competition, work is in progress on the finalizing of the possible scenarios for the development of the city, the community of specialists and experts is on active footing because it has found its place in the today of our country and it could prove itself useful for its tomorrow too.

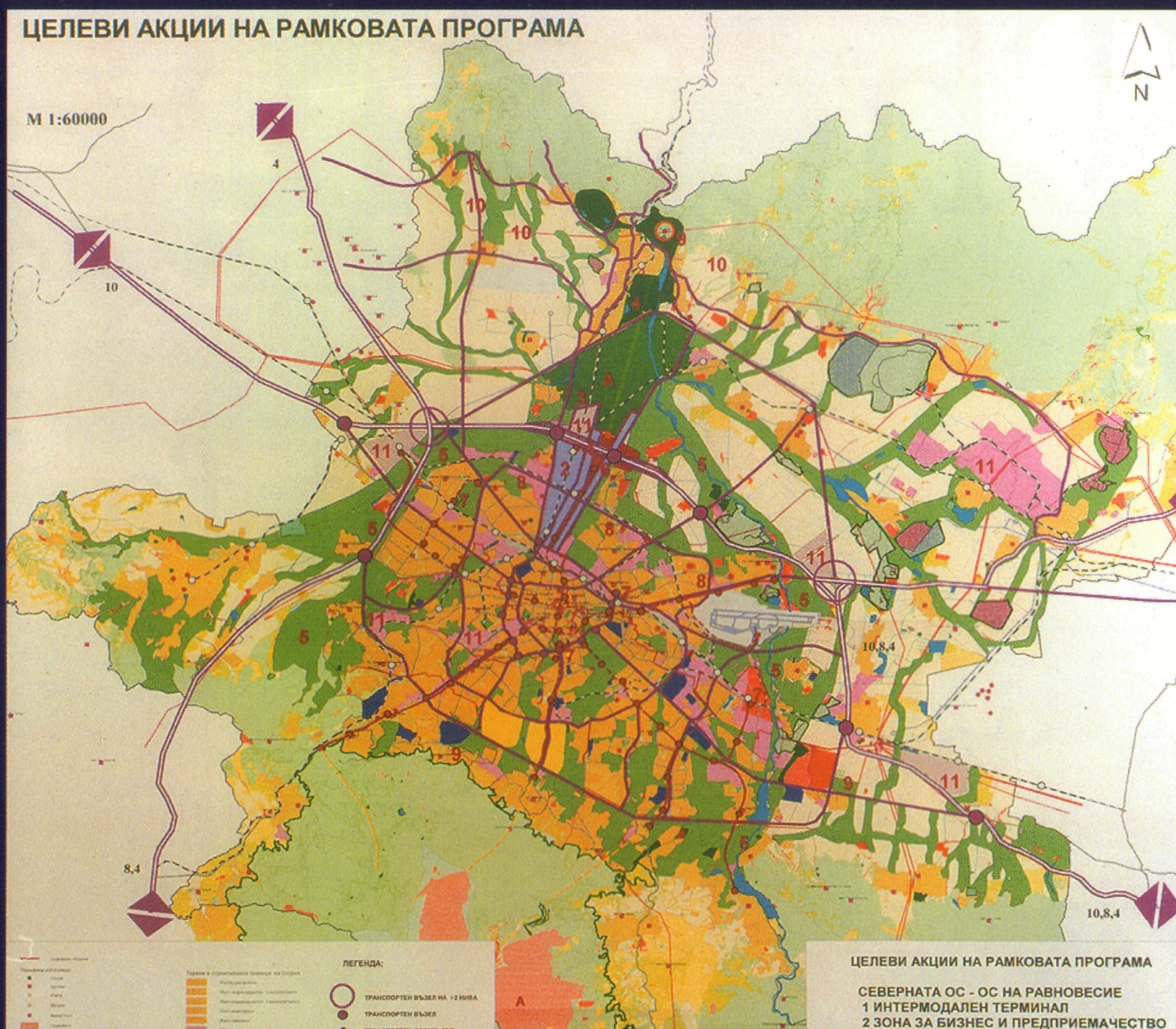


Nikola Karadimov, architect, Jury Member

I hailed the idea of Sofia Municipality to conduct a competition under this heading. This vision is necessary in connection with the forthcoming adherence of Bulgaria to the European Union. Studying the presentations I noticed different interpretations which are due to lack of sufficient information or the imprecise understanding of the available information. In many of the presentations the burden of new administrative functions of Sofia after the adherence to the EU was over-

stressed prompting as a result substantial changes. To me this means a misunderstanding of the problem because the membership of Bulgaria in the EU means a very strong decentralization - power moving from the central to the regional authorities. On the other hand all functions above national level will go to Brussels and the European Commission. All this means the liberation from and not burdening with new functions. In the third place the essence of the administrative functioning in Bulgaria, if keeping to European standards, will have to change and be more effective and synthetic. It should be technologically updated which will safeguard it from corruption and other negative features. For example: if construction permits are issued by a computer software it could prove a harness to the subjectivity and eventual corruption. The same applies to all other services on offer by the administration to the residents. The introduction of IT will curb severely the number of administrative jobs in some spheres and in other spheres will call for new jobs but not of a type known already to us.

The way things are, may by 2006 the negotiation for the admission will be over and Bulgaria will be a EU member state. This means that we would become a part of a bigger market with new economic space in which Sofia will be given new, specific functions. This calls for the creation of special Eurozones ready to secure the additional procedures for the new movement of capital, goods and people. This is the big issue - object of the participants in this competition- Sofia and European Integration - the pivotal situation of Sofia to the so-called Trans-European Corridors. Because, you should notice it - out of ten big Trans-European corridors, five pass through Bulgarian territory and three of them through Sofia. They are Sofia's link to the sea and one big navigable river, a water highway. This is an exceptional situation for any city, our capital included. The question is that at this moment these corridors are marked on the map, they do not function yet. And only their functional implementation could highlight the real importance of Sofia. So, a question arises: What are the chances or, seen from a basic point of view, the obstacles for their construction? I believe the obstacles are of two kinds. We could tentatively call the one “external”, the other “internal.” The external obstacles could include the insufficient stability of the region. During the last two decades four wars were waged in Yugoslavia and the problems there are not over yet. This makes the investors approach the region with great caution and we are talking large European investment projects. They are unrealistic for the countries of the region which is heavily burdened by its past. With relationships never well rooted in mutual interests and examples as Danube Bridge Two or the unbuilt crossing points on the border with Greece will suffice being men-



Project № 12 – Author: architect Al. Alexandrov with staff,
I Prize – “Framework programme”



Project № 9 – Author: architect Ivan Popov with staff,
I Prize – “Framework programme”

tioned. A kind of regional competition exists seemingly only to stand in the way of development. The weak financing possibilities of this country to back up big projects is the next handicap and then I would say the changing laws and the difficult conditions diminish the possibilities these routes to be offered as concessions. And when we add the low GNP which means insufficient traffic for securing of profit from the concessions, the picture becomes painfully clear.

Another problem linking the European vision and my impressions of the competition presentations is the view of some of my colleagues to abandon the city with its present imperfections - communication systems, parking space, residential areas etc., and the developing of Sofia on new territories where new conditions and standards will be the rule. In some of the presentations this is the principle approach which creates a problem between the existing city and the new territories. I believe that this is the most un-European approach because the practice of the member states is not to construct a new building if the old one could be adapted for new functions. The existing territories should be developed to the full, which means that most modern city standards should be applied in an urban environment. Abandoning the city bravely, which is the approach of some of the presentations, means its fast degradation, construction on new territories means destroying productive agricultural land or green areas. This would not be acceptable to EU member states would not accept. These ideas have an interesting aspect from a social point of view, but societies could also make mistakes. The Eiffel Tower is a classical example in this respect. The participation of public opinion in town-planning is a key element although some would imagine this smells of socialism. It is more “socialization” we are talking about and there is nothing wrong if society does not permit dictatorship of one party, if the power is given to social interest, the same interest which gave birth to the police force, fire brigades, health care, public transport etc. And of course, the councilors at the Municipality are elected by the public. The right to choose is a most valuable achievement of society. The principle “Save your own neck!” is consistently destructive if we are talking about European relations and integration. The notion itself means compatibility. And one more thing. Let us see what the GDP means today - at the start of the 21st century.

A modern urban plan is a compendium of rules, norms and standards. No one pretends to work out precise prognosis for development in the next 10 to 20 years because the dynamics of public life is exceptional and because personal choice is a rule for society.

Dimiter Petkov, The Mayor ...

*Toma Vasilyov
writes in his memoirs of
Dimiter Petkov:*

"Even from prison Petkov tried to write - and not unsuccessfully - for the newspapers and when he was release, he started publishing his satirical gazette "Whistle". Then he participated in the editorship of "Tirnovо Constitution" (1884), "Independence" (1885), "Independent Bulgaria" (1886), "Freedom" (1886 - 1898) and "New Age" (1898 - 1903). Petkov's articles are quite feeble in the first years, some of them quite cynical, but later he writes in a light and vivid style.

Being one of the closest and most eminent supporters of Stambolov, he played a significant role during the time of his mandate as the capital's mayor he showed amazing energy. It's thanks to him that Sofia today has the image of a modern European city..."

"Dimiter Petkov possessed qualities which won over for his cause a very wide section of the community - industriousness, perseverance, efficiency and patience were character traits of Petkov. He got up early and before he started to meet his numerous visitors flooding his house every day, he read and signed papers and listened to reports. Quite often he was writing or leaf

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by Jannette Nikolova Miteva



Dimiter Petkov

A drawing by the artist Joseph Oberbauer takes us back to the time of the municipality elections in Sofia in 1894. It was 16 years after the Liberation of Bulgaria from Ottoman domination and from the first elections for mayor of free Sofia - Manolaki Toshev (Feb. 10 1878 - May 8, 1878.)

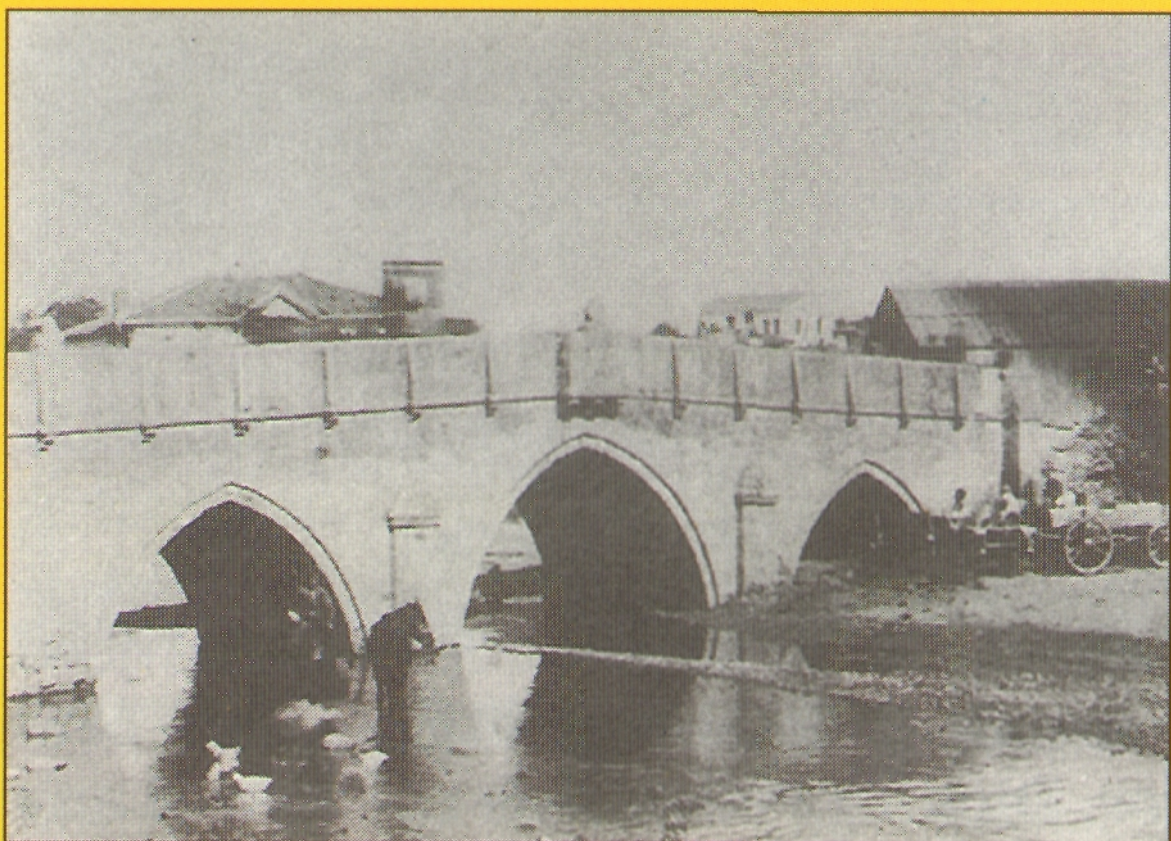
After the elections in 1894 the then elected mayor - Ivan Grozev is number 17 in the chronicles of Sofia mayors. In the meantime as Todor Burmov writes

(as Minister of the Interior) "...the dangerous worm of contention appeared with ominous screeching - the same that once destroyed our kingdom and put us under bondage for five centuries."

These words are confirmed during the 362 days of the Ivan Grozev's term as a mayor. Although he himself has exceptional merits for the building of the young Bulgarian state, "the dangerous worm of contention" fed mostly on political passions is urging him to wage a non-valorous battle. The target is the preceding mayor - Dimiter Petkov (Sept 1, 1888 - Oct 7, 1893). He is accused of having squandered the British loan of 10 million lev on "eagles and lions". What is meant are the Eagles Bridge and the Lions Bridge. Also that he built palaces for himself and his friends, accumulated wealth and breached every existing rule in what he did. A committee was appointed to check the works of the sewage system, the allotment of land in the capital, the electricity, the cadets, the moving of the gypsy hamlet further from the center if the city, the paving of the streets, public works land allotment and construction of new buildings. Just for one building in St. Nicolas square (approximately where the Central department store is now.) The mayor Dimiter Petkov and the Municipality architect T. Markov were taken to a court of law and one more thing - the building of



The church "St. Nedelya", 1910



The Coloured Bridge , 1879

the Palace of Justice in the plot where the City Gallery stands in the City Park was stopped.

Everything was stopped, rejected and abandoned after a competition winning project for the building started being executed on the basis of a number of auctions for the different building works and the foundations were dug out and the enormous quantity of dirt and stones removed. The building, never to be finished, had beautiful architectural details and spires in the gothic style, could be seen only on the architectural blueprints of the author - Friedrich Grunanger, architect. The projects for a Town Hall, probably by arch. Schwamberg, which had to be built in Alexander Batemberg square, where the National Bank stands today, as well as the building of the Public Mineral Bath House and many other useful buildings.

Where is the truth? How did Dimiter Petkov execute his duties as a mayor? And who is he?

It is best to start from the beginning. The biography of Dimiter Petkov is very similar to the biographies of many bright Bulgarians from the middle of the 19th century. His parents left the

town of Kotel after it was damaged by Kurdjalii raids. They settled in a Dobroudja village - Bashkyoy, Tulcha region. There on October 21 1858 Dimiter was born. He studied, then worked as a farm-hand and when he was 17 , he went to Russia where he wanted to continue his studies. But his desire to participate in the National Liberation Movement in Bulgaria prevailed. He Took part in the fighting platoons of the famous chiefs - Philip Totuy and Panayot Hitov. Then the Russian-Turkish war of 1877 - 78 started. Dimiter volunteered with the first regiments of the Bulgarian volunteers. He took part in all the fights: the crossing of the Danube river, the Stara Zagora and the Dunavli battles, the siege of the Shipka Pass where he was heavily wounded on August 11. His left arm was amputated up to the elbow and for a long period afterwards he took care of his wounds and his damaged right leg. An interesting fact is that after the Liberation when his

>
ing through files and talking to visitors at the same time. He rarely postponed today's tasks for tomorrow..."

Let's have a peek at some of the newspapers and writings of Dimiter Petkov:

Independence Newspaper - miscellaneous issues from 1885 - 1886.

"I thought of proposing some long and lofty program but... It seems I have this inborn hatred for all kinds of programs because reality has convinced me that programs serve no other purpose but to smear the eyesight of the people. and whenever I think of the numerous programs of Tsankov and Balabanov, none of which was brought into action, I even stop thinking about programs."

"...It often happens that what man supposes, Na
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In the 1890s archives of Sofia City Hall there are four blueprints for a City Hall. It is known that the first one was done by architect D. Kolar, the second one by architect A. Natchev, the third by architect K. Grunewaldt and the fourth - a redrafting of the third.

The Mayor ...



The destroying of the Chochagisky inn, 1887 (today's place of the Central Universal Shop)



The destroying of the Jewish synagogue 1887 (today's place of the Central Universal Shop)

comrades from the war gathered, they decided to make photographic reconstruction of the dramatic moments of the wounding and salvation of Dimiter. These improvised scenes evoke endearments now, but they remind us that the heroes of Shipka craved desire of their actions being re-evaluated for

their valour by the future generations. Damaged but free, the young Bulgarian state followed the road of the fast prospering nations of the end of the 19th century. The state needed bright minds and great statesmen. Stefan Stambolov and Dimiter Petkov are among them. Dimiter took part in the unsettling political life of the young principality, educating himself in the process. He learned French. He read the then fashionable Russian "people's" writers, he welcomed all kinds of knowledge with the firm belief that it will be useful in the future. And it turned out to be true. An experienced journalist, notable politician and orator, Dimiter Petkov was not spared any of the passionate partisan battles. After the coup in 1881 he went to prison for 18 months. He was jailed at the Black Mosque - today an orthodox church. From prison he worked as a stringer for the press. He founded the political-satirical list "Whistle", participated in the editing and publishing of the newspapers "Tirnov Constitution", "Independence", "Independent Bulgaria", "Freedom", "New Age" and was elected to all ordinary and Great National Assemblies until his murder as a prime-minister in 1907.

For the development of Sofia a mayor was needed with a big reformist's brain and valorous in character so that in the place of the disorganized town a new and modern capital could be built. Stefan Stambolov, as a statesman, had the insight to choose Dimiter Petkov for the execution of this important task and Petkov accepted the appointment. Dimiter Petkov held the post of mayor from September 1888 to October 1893. In those five years the first Urban Development Plan of the capital was made and the outlook of the city underwent important changes. Streets were mercilessly moved, as well as courtyards and squares. The mayor was confronted by a storm of rage.



A street in Sofia at the end of the 19 century

Many people from the political spheres, whose interests were harmed united with religious and civil circles. Dimitar Petkov, though, had the support of the state authorities as well as the Municipal council with all technical departments. The dirty work - the demolition of old adobe buildings or of stable but old and bleak Turkish buildings like the Bezisten, the Chohadji Inn etc. was done by a firm hand under the mayor's personal supervision. Acting on his signal the Fire Brigade took "urgent measures" as reaction to sporadic fires or destructive natural storms it cleared off debatable plots. The Fire Brigade, organized after the Liberation, had a very curious structure. Each of the trade communities in the city was obliged (for fear of a hefty fine) to send helpers in case of a fire: "The coopers with buckets, the inn keepers with hoses, the carpenters with axes, the butchers with hooks." The other communities contributed by buying different instruments for the fire brigade.

"So that the capital city would prosper and meet the pending needs money was needed and it is well known that the normal income of the ordinary citizen is not enough to meet these requirements" - Dimitar Petkov explains

on June 5, 1889. - "We have to supply the city with water, to cobble the streets, to rethink the building of the bath houses, the sewage system, the street lighting, etc. And we haven't got the money to do it!" And Mayor Dimitar Petkov finds a way to realize his brave plans for the reconstruction of the sleepy oriental town into a modern royal seat. With his ambition to put Sofia on top of the list of Balkan capitals he started negotiations and signed the first foreign municipal loan of 10 million lev with British bank companies. This money is used mainly for the engineering infrastructure of the city. The City Hall solves the complicated financial riddles of buying and exchanging land and at the same time it encourages all civil initiatives. "I don't know any other way to help and develop the local industry which we so much love talking about." The first plan for street lighting dates back to 1890. It went hand in hand with the most modern city transport - the American train called "tramway". New wide streets and boulevards were traced, the squares St. Nedelya and National As-

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ture most often disposes. The allied opposition suggested many things, but to no avail. Danev supposes, too, that when he comes to Bulgaria with his spectacles he would be put to sleep in a feather-bed, but it turned out quite a different story..."

"Well, circumstances, circumstances! What a poor state you could put a person in sometimes!"
WHISTLER

"Feuilleton WHISTLE"

"First of all two words, dear readers, in way of explanation. The editors of "Tirnovu Constitution Newspaper" hastened to call my "Whistle" dirty etc. Sure I have no intention to be cross with them for the simple reason that in reality my "Whistle" was and is full of mud because it takes on dirty persons like the editors of this newspaper and because it discusses their dirty deeds. I don't believe Mr. Slaveykov will reject this truth, though

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Watercolour drawing of the supposed view of Alexander Batemburg square with the building of the so called City Hall (in the place of today's building of Bulgarian National Bank). The drawing is from the archive of Sofia History Museum. There is no authorship to the drawing but this museum keeps similar watercolours of Joseph Oberbauer.

The Mayor ...

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his conscience is so obtuse since he stole a public plot to make a garden for himself... The other day Mr. Slaveykov argued at a certain place that in this world people measure their actions by their own interests. "It is impossible to live otherwise!" the all-important old man said... Imagine that one day Old Petko Karavelov, who is very adroit at catching any drift, comes to us in a pensive mood and disheveled or in other words quite embarrassed and starts telling us that he is in a very insecure state and that he need the support of people with a past and white hair..."

"Feuilleton WHISTLE"

"Hard it is to live, my brother, among simpletons who do not care..."

Hristo Botyov

"One day a thought came to my mind, which I wanted to find an answer to. It was: What exactly is public opinion? Everyone is talking about public opinion and no one explains what it is! Is it an ox, a cow or a mule? Or something similar to Petko Karavelov? The world is mean, my dear. Everyone is trying to exploit everyone else. Public opinion and people - these are just naked words and phrases. The governments, whenever they want, create their own public opinion. Because power is in their hands..."

WHISTLER

Newspaper "Liberty" - diverse issues from 1893

The organ of Plovdiv's male prostitutes calling itself "Balkan Dawn" was

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sembly took shape, planning started around Rotunda St. George, the Eagles and the Lions bridges were built, new schools were built - two Bulgarian and one German, as well as the buildings of the Military School, Bulgarian National Bank (today Ministry of Foreign Trade), Ministry of Finance, the old Postal Palace, the Bulgarian Academy of Sciences (first used by the Ministry of Foreign Affairs), the construction of Vassil Levski monument was completed, the Royal Zoo was inaugurated, the so-called Nursery (Boris's) park is traced out, plots are allocated for the British, German and Romanian consulates (embassies) as well for the building of a Greek Orthodox Church (on the Prince's Boulevard near the Russian Monument). Preparation work started on the building of Sofia Theater as well as for the National Theater.

As an experienced journalist Dimitar Petkov took special care of the publication "Sofia Municipal News" which covered the work of City Hall. From docu-

ments of the time and his resolutions on different correspondence can judge about his engagements to everything the municipality did and the personal responsibilities he took. The Municipality departments had an interesting structure. It consisted of: Technical Ward of 8 people (one architect, one draftsman, scribes, janitors and assistants.) Building and Upkeep of Streets Ward had 144 employees with two chief technicians, 20 cart drivers and 100 workers - crossing sweepers, pneumatic cart drivers etc. Water and Sewage Ward -18 people, Park Ward, Cadastre Ward and so on. During Dimitar Petkov's term, it seems, many of the past problems were forgotten forever - like the problems of the first municipalities after the Liberation: the lack of street lighting, the appointment "of a man to fetch mail", the adoption of Rules and Regulations for the prostitutes and the public houses, for the selling of bread by middlemen, for the warehouses for ice on the river above



The cross-streets - "Lege" str. and "Knyaz Dondukov" boulevard, 1912



One of the first trams of Sofia 1901

the Hadji Mano's Bridge (now the Hristo Botev Blvd. and Slivnitsa Blvd. bridge), for the extermination of crows, for extermination of dogs, etc. In the kaleidoscope of time the topic of municipality rights during the term of Dimiter Petkov had a very clear direction of action - with all possible means and an iron hand Sofia to be transformed into a beautiful, well managed and up-to-standards new capital of the Principality. These are some of the words by which the Sofia City mayor Dimiter Petkov addressed his countrymen and which, in the best possible way, describe his personality. The occasion is the inauguration of the first Bulgarian Fair in Plovdiv 1892: "Our entire people is eagerly awaiting the crucial day - the inauguration of the First Bulgarian Fair. Very one is thinking and talking about it, many work and take care trying to assist this great people's initiative. For this total and lively participation it is our capital that is the set the example and take the leadership of all other towns in our Fatherland. Our capital, our pride should, in this case too, come to the forth and attract our eyes and win over our patriotic sentiments. Our capital should participate in the fair... We, further, invite the citizens of the capital -

industrialists, tradesmen, farmers, etc. to state definitely in a very short period of time what products they are going to bring to enrich the fair..." Everywhere and in everything Dimiter Petkov was exceptional - with his organizational and rhetorical gifts, with his statesman's intuition, with his experienced hand of a proprietor, with his insight and irresistible stand, and even with his poignant humour where nothing else worked.



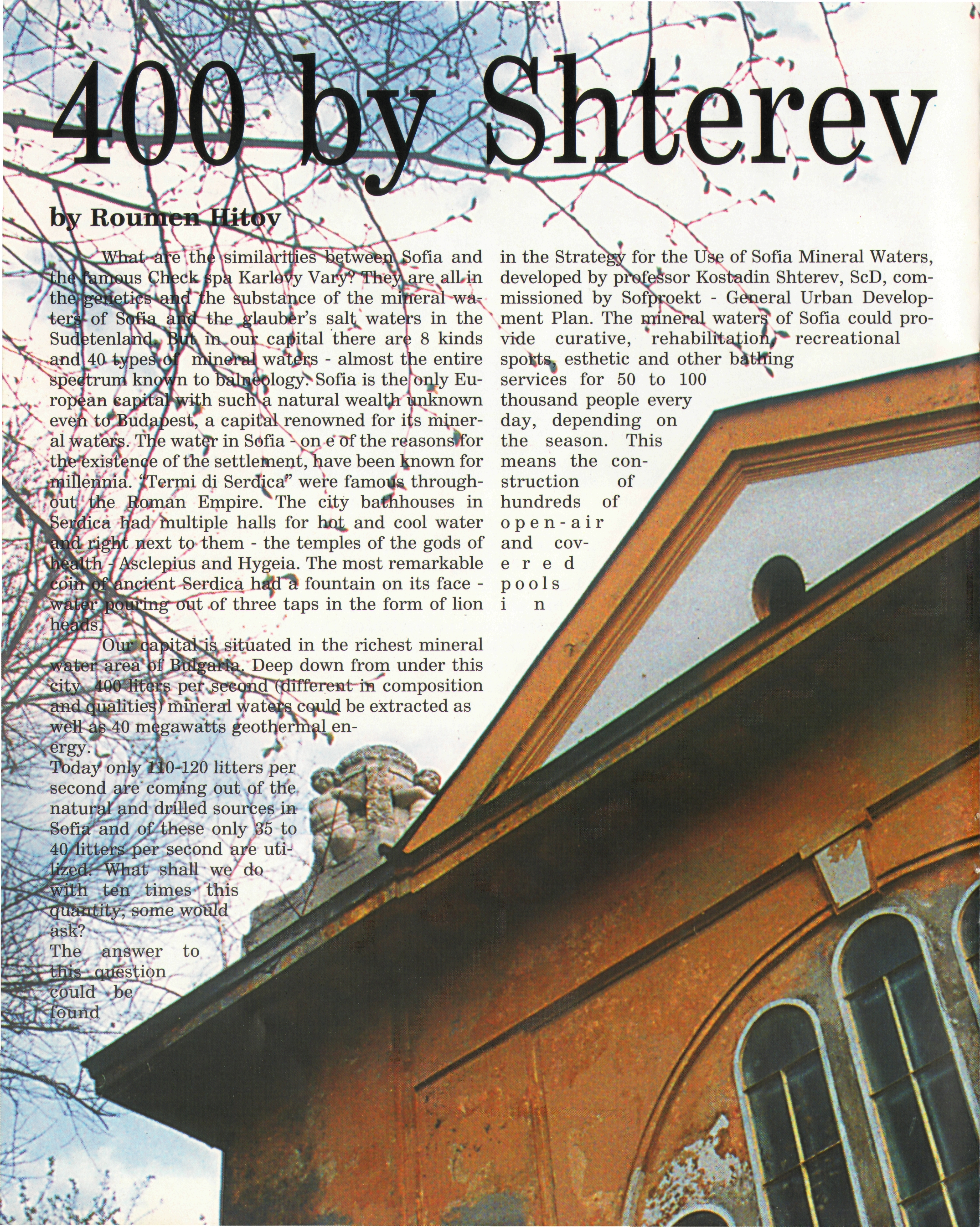
"Maria Louisa" boulevard, 1912

published the other day describing the occurrence in Plovdiv. The heading is "The vagrants and the Bloodsuckers..."

The vile and mean in-keepers around "Dawn" whose life is but a chain of shameless intrusions into the past and meanness and venality at present, who were not ashamed neither of themselves, nor of the public, to sway on one problem - once hither, once thither..."

"Poor Mr. Radoslavov! He was destined to bear the slaps of minuscule socialists from whom, shame on his being a minister in the past, he tried to win over as friends. Pity on his past! If this had happened to Tonchev, his mug smeared in his own time, so he could carry any kind of dirt..."

"Stupidity visits not the forest but the people. A typical example is the editor of "Black Sea". What for and why has he started editing a newspaper - because he was not offered a government service? Come on! Journalism's vocation is to lead and present public opinion not the opinion of the Idle Class..."



400 by Shterev

by Roumen Hitov

What are the similarities between Sofia and the famous Czech spa Karlovy Vary? They are all in the genetics and the substance of the mineral waters of Sofia and the glauber's salt waters in the Sudetenland. But in our capital there are 8 kinds and 40 types of mineral waters - almost the entire spectrum known to balneology. Sofia is the only European capital with such a natural wealth unknown even to Budapest, a capital renowned for its mineral waters. The water in Sofia - one of the reasons for the existence of the settlement, have been known for millennia. "Termi di Serdica" were famous throughout the Roman Empire. The city bathhouses in Serdica had multiple halls for hot and cool water and right next to them - the temples of the gods of health - Asclepius and Hygeia. The most remarkable coin of ancient Serdica had a fountain on its face - water pouring out of three taps in the form of lion heads.

Our capital is situated in the richest mineral water area of Bulgaria. Deep down from under this city 400 liters per second (different in composition and qualities) mineral waters could be extracted as well as 40 megawatts geothermal energy.

Today only 110-120 liters per second are coming out of the natural and drilled sources in Sofia and of these only 35 to 40 liters per second are utilized. What shall we do with ten times this quantity, some would ask?

The answer to this question could be found

in the Strategy for the Use of Sofia Mineral Waters, developed by professor Kostadin Shterev, ScD, commissioned by Sofproekt - General Urban Development Plan. The mineral waters of Sofia could provide curative, rehabilitation, recreational sports, esthetic and other bathing services for 50 to 100 thousand people every day, depending on the season. This means the construction of hundreds of open-air and covered pools in

which warm mineral water will circulate all the time. Multiple places for filling containers with mineral water and pools for therapy could offer the residents and guests of Sofia, unlimited number of lavage, inhalation, aerosol and drinking water therapy and curative treatment. The long lines of people which are ob-

served at the sources in Gorna Banya and Knyazhevo will remain a memory of the past. Sofia could develop an exceptional bottling industry with a daily capacity of 2 - 2.5 million liters of bottled mineral water. And it is quite clear that the capital would never again suffer water





crises - neither for draughts not for any big water supply system failure. Hundreds of thousands can drink everyday at their will - provided they like the taste of mineral water.

A very substantial

possibility is

the geo-thermal heating and conditioning of thermal and hospital premises as well as any other type of buildings. The heat of the earth permits the heating of buildings with a total volume of over 1.6 million cubic meters. The future rehabilitation centers would be self-supporting energywise, producing no harmful emissions in the atmosphere. By a geothermal heating system from the mineral source in the center of the city the Public Bath House (and future Sofia History Museum) - over 15 000 square meters, the building housing the city's Architectural and Urban Development Department and several neighbour buildings could be heated. The geothermal heating would result in considerable economy of fuel and electricity. The financing of the construction of this type of heating in this case will be recouped in less than a year.

The area of the municipality of Sofia is divided in geo-structural and hydro-geological zones of thermal water supply. The natural sources are seven, but by drilling 15 more are located. In accordance with the depth and circulation the temperature of the waters vary between 30 and 80 degrees Celsius. It is possible that some of the sources would yield water with a temperature of 90 degrees. 45 would be the practical number of autonomous sources in Sofia. In his strategic study professor Shterev outlines the enormous value of constructing hydro-thermal centers at every source "If we follow the experience of other countries we will discover a whole new sphere of application of initiative and investment. Because this natural wealth could be the basis for the development of many activities. Many new spheres would be developed in addition to the

classical; therapy and cure - recovery of the health, self-esteem and physical activity of people of all ages and social groups, which in itself is invaluable. In other words - new hotels, restaurants, shops, cinemas, attractions, development of the infrastructure, thousands new jobs. If Sofia puts to use its underground wealth the city could turn into the biggest rehabilitation center in Europe. And this is a perspective for the development of balneo-therapy and tourism on a scale so far unknown in this country. Because the combination of beautiful and clean mountains, unique historic heritage and abundance of curative waters will surely attract people from all over the world."

Even today Sofia is famous for the unique hydro-thermal halo which, though, is not yet fully appreciated. The quantitative and qualitative characteristics of the water are already studied. In one part of the earth under Sofia the mineral water could be found in large unbroken zones, while in the southern part of the city sources are more

sporadic and could be put

to use only in certain places. Mineral water could be extracted from depths ranging from a couple of hundred to 1500 meters. And there is a qualitative diversity of Sofia waters from south to north - the content of the elements could differ up to 40 times. Sure enough water cannot be a panacea, it could not be the response to all physiological necessities, but in combination with other components its therapeutic effect could be enormous. The diversity of the mineral waters of Sofia is unique.

Even now the tourist potential of



Sofia is enormous but after the construction of these centers it will grow manifold. Because few capitals have a wealth like this. There is only one type of mineral water in Budapest. There are hot mineral water sources under Paris but they are salty, they could not be let flow freely into the river Seine and are used mostly for geothermal heating. There are several important perspectives in the strategy of professor Shterev in the direction of optimizing the hydro-thermal future of Sofia. The possible scenarios are united by one idea - the use of the natural wealth of the city by the largest possible number of people. The first possibility is the creation of centers for therapy and rehabilitation of socially important diseases with the possibility of disease prevention and leisure activities for healthy people. This could be developed in the existing spas in Bankya, Gorna Banya, Ovcha Kupel. They are of strategic commercial interest to Sofia. The second perspective is the construction of centers for aqua-therapy in the mountains Vitosha, Plana and Lozenska which will surely be the object of considerable tourist interest. The most suitable for the purpose are Boyana, Dragalevtsi, Zheleznitsa, then the Iskar Dam -

Shtarkelovo Gnezdo (a source manifested but not researched). Sofia's most important center will probably be

the city modern hydro-thermal facilities used all year round offering all kinds of services with mineral water. They could

cover the whole territory of the city. There are enough free areas for constructing them - in the South Park, King Boris Gardens (with water from the source in Lozenets),

Knyazhevo (unused existing source), Zone B-5, Serdica Residential Complex, Nadezhda Borough - Park North. Sources of mineral water could be drilled in the resi-



dential complexes Mladost and Drouzhba - the park area, round Academic Stadium and Levski Sports Center. Professor Shterev describes as year-round functioning several covered and open-air swimming pools with water from the potential sources in Ovcha Kupel, Obelya, The Campus, Levski Residential Complex. Hypothermic services could be on offer even at Sofia Airport. The socio-economic results of the realization even of one part of the sites mentioned will be enormous. According to professor Shterev's strategy our capital city will revive the ancient aqua-thermal tradition and culture and will join the best social, economic and technological achievements of modern and successful thermalism in countries like Germany, Italy, Austria and Hungary. Sofia has the unique opportunity to develop a modern, consistent and effective aqua-thermal business of European and world repute. Water has been the beginning of all things, giving impetus even to life itself, according to the ancient Greek philosopher Thales. Would Sofiots ever adhere to this thought too...



Victoria and Ferdinand

by Danail Glishev



The Central Hall of the future museum

Victoria Queen Of England as an expression of her respect and best feelings presents the Bulgarian King Ferdinand with an exceptionally beautiful gift - a clock. It should chime the time of his reign, the time of two monarchies and remind us of Her Majesty. You can read tit-bit information and dramatic details about life in Bulgaria and Sofia during those distant years in the works of Dobri Gachev, Peter Mirchev, Georgi Kanazirski and other authors, of course. It is one thing to read, though, and quite another to see. The clock - a gift from Queen Victoria, is safe and sound and could be seen. And not only the clock either... The inventory of Sofia History Museum contains 95 128 registered archive items. Archeological artifacts, coin collections, incunabula etc. A very

rich and almost unknown collection opening pages in the lives of Victoria, Ferdinand and many others. What museum!? There is no museum here! - says a woman and continues on her way. It is 11 in the morning. The atmosphere



around the Old Covered Marketplace is quite nervous and the over-hasty Sofiots are not in the mood of talking to reporters... And asking about museums at that! About their own city's History Museum? It seems that they do not feel much sympathy for the ever trudging tramway cars, the muddy February streets and the picturesque corrugated iron stalls around. But as paradoxical as it may sound, Sofia has its museum which has preserved in its depositories scattered all over the city an enormous quantity of magnificent testimony of the past of the Bulgarian capital. The Sofia History Museum is the last in a string of five started in the first 50 years after the liberation of Bulgaria from Turkish domination. The merit for its creation goes to general Vladimir Vazov - brother of the most famous and



1931
t h e
Munic-
i p a l
council
a p -
proves
h i s

idea and
issues Regula-
tions for the
Functioning of
the Municipal Library and Muse-
um. And finally, the city with
thousands of years of history has
a public office which will study
and preserve it. For a long time
the Museum has no quarters at
all. One is bought as late as 1941
in Banski Square and sheltering
under its roof the Capital Munic-
ipality Library, the City Picture
Gallery and the City Museum.
The museum displays in several
halls collections on Sofia ethnog-
raphy and the urban planning
and public services development
in the capital after the liberation.
Alas, for quite a short period. The
bombs from the airplanes attack-
ing the city in 1944 did not spare
the building at 3, Banski Square.
The unique cultural complex is
raised to the ground.
After the war the City Museum is
treated separately from the other
municipal institutions and in
1952 it is renamed as "Museum
for the History and the Construc-

revered Bulgar-
ian poet and
writer Ivan
Vazov, may-
or of the
city in the
1920s. In

tion of Sofia" and only later the
name Sofia History Museum is
adopted. In spite of its long histo-
ry the museum has an unenviable
destiny in not finding a real home
to exhibit its collections. And may
be this fact is the reason for not
being known to the wider public.

This leads to the sad fact that
Sofia is may be the only Euro-
pean capital without an acting
and active museum.

And it is not for the lack of solu-
tions... For the needs of the mu-
seum different buildings have
been offered through the years:

The former Russian Embassy,
the Sugar Refinery Plant,
Mineral Souvenir Shop,
the building
housing the

Traffic
Police Head-
quarters,
Sofia Arse-
nal, (at pre-
sent The Muse-
um of Earth
and People),
the Sofia
Public No-
tary build-
ing, the Cen-
tral Prison...
But the spe-
cialists share
an opinion
that most of
the suggest-
ed struc-
tures do not
offer any
possibility
for practi-
cal adapta-
tion into an
acting mu-
s e u m
c o m -
plex.

In 1959

during construction works on a
building at the corner of Maria
Louisa Blvd. and Exarch Joseph
St. The triangular tower of the
ancient Serdica fortress was un-
covered. The Municipality decid-
ed officially that the future build-
ing shelter the Sofia History Mu-
seum too but a short while before
the museum exhibition should
have been opened to the public in
1961 the whole area of the future
museum was transferred to a
commercial organization by a
Council of Ministers decree. And
so instead of a museum, the fa-
mous Sofia Department
Store started function-
ing there.

Thirty years later
the building is re-
turned
to



the museum and works on the design of the exhibitions start again. This is also stopped because engineers discover uneliminable defects in the construction of the building from the Socialist Era.

Lately the hopes of the museum curators are linked mainly to the reconstruction of the Municipal Public Mineral Water Bath House which has already been given to them. And even before refurbishing the building, a number of unique items from the collections of the museum are moved there. That is where I had the pleasure of seeing King Ferdinand's Mercedes, the clock I started with, the harness of his horses, portraits of Bulgarian Prime-minister Stefan Stambolov, furniture of Konstantin Stoilov and many other items. The Capital of Bulgaria, the City of Sofia, the residents and the guests have for a long time been looking for an impressive place where they could meet with history. Their lives, their thoughts, their self-esteem need the touch of the dignity of the past ages, of the memory of personalities like Victoria and Ferdinand, of the stories and the proofs of the lives of the tribes, the peoples who had built, fought for and made this city beautiful. Because the self esteem of the citizens in a civil society is strong only when they rely on tradition, respect and the efforts to raise the standards of the world they live in.

The editorial board of The City at the Foot of Mount Vitosha is grateful to the curators of Sofia History Museum Mariana Marinova and Georgi Kotsev as well as to its director Peter Mitrov, engineer, for their help and support in writing this article.



Living-room's furniture of Konstantin Stoilov's house



Automobile Mercedes from 1906



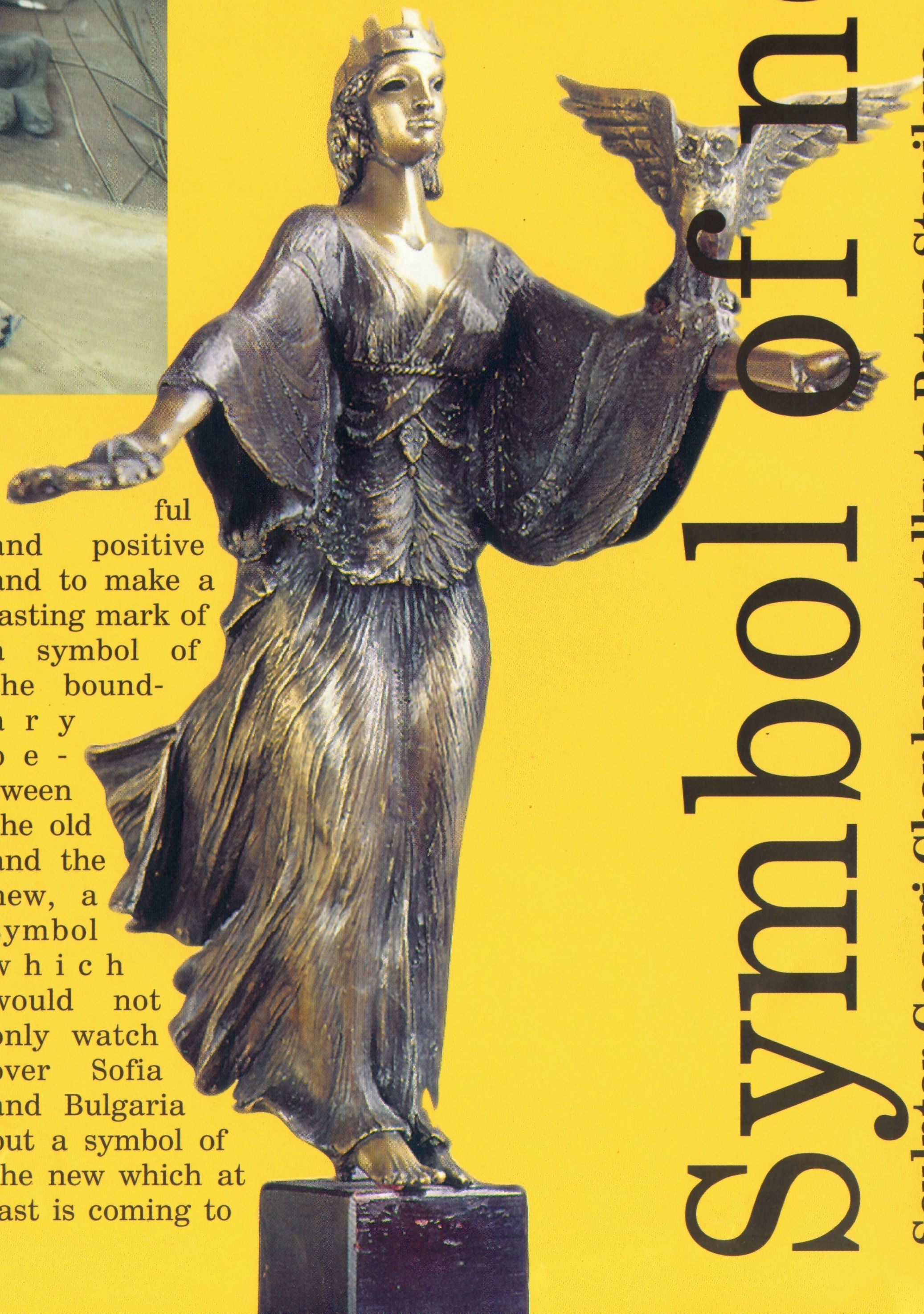
Mr. Chapkanov, does the controversy about the new sculpture symbolizing the City of Sofia dishearten or inspire you?

What I had to do is already done. From now on I(an only transforming my intentions into material. So that desperation or inspiration were a preceding phase. At this moment it is too late for such sentiments . I am just trying to do my work in the best possible way and start feeling that my efforts were not in vain. And it is not only me, we all will be satisfied and happy that something beautiful comes to our capital.

What inspired you?

We had to do what the whole world does - meet the new millennium with something beauti-

ful and positive and to make a lasting mark of a symbol of the boundary between the old and the new, a symbol which would not only watch over Sofia and Bulgaria but a symbol of the new which at last is coming to



Symbol of novelty

Sculptor Georgi Chapkanov talks to Petya Stanilova

this country of ours.

Have you been influenced by any artist or idea?

I looked back a long way into our past - to the origins of this city. No doubt it is an ancient settlement. Its history takes us back to the past, to pagan times. It traverses Christianity and reaches this new state of the city after it was declared a capital. So the efforts I have put and continue putting in it amount to creating a sign of which the capital has so far been deprived. And make it a beautiful sign at that.

Can you make some parallels with other works of art?

Of course, I feel that I am a product of this our land - one of the oldest civilizations on the planet. Ages of deafness and emptiness have covered periods of our history and we lack this enormous link between the past and the present. It is quite clear that the Balkans have been the arena of atrocious wars and destruction but this is not the entire history. The fact that we are constantly discovering invaluable treasures and testimonies that they have



been created here, on this land, means, in a word, that the spirit of the people inhabiting our territory has been very high. What we see of the treasures is neither Oriental, nor Barbarian, unlike what was being created in Europe at the time. It has its own taste and exquisite sophistication and a very rich and forceful fantasy, a beauty which is so indisputable that almost all treasures are appreciated as being royal. And my efforts are in this direction. If I can in some way fill in this gap, I would be able to feel I am helping the continuity of an old tradition - doing everything possible to serve beauty and trying to be in some way linked both to the past and the present.

Is there any symbolic imagery of the spirit of the new millennium in the statue?

Yes, of course. It should symbolize in a most general way Sofia. And Sofia means wisdom. I ex-

clude all theological interpretation of this word leaving its mundane content and meaning, which is also eternal, just wisdom. And the statue should emanate something like this and, surely, the visual invulnerability of beauty which I want to give her.





pects are often forgotten by all - emotions, reflections, feelings - bringing joy to the heart and to the brain, quite different from the urbanization of the recent past which lacked any soul. The GUDP preserves the charm and inimitability of the city along with the human scale proportions of public places.

Unfortunately, the state the Master Plan is at present, the automobile has succeeded in eroding the organism of the city, disturbing its normal way of functioning. Today the Old Sofia street is turned into a corridor of chaotic mixture of traffic, pedestrians and houses and the free spaces inside the blocks are a far cry from the norms of ecology of an urban environment. The old street was an expression of people's contacts and relations. The charm of the old neighbourhoods is based not only on the qualities of the architecture but on the expres-

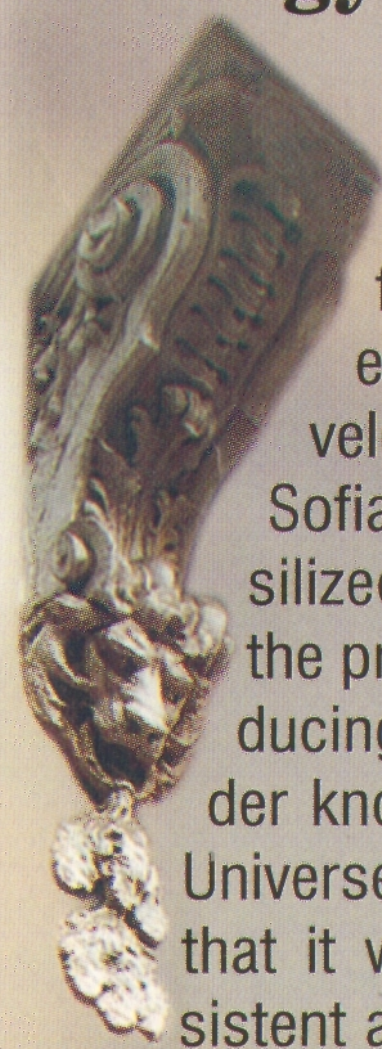
ful solution of the housing problem. The formula "Old City Part" does not cover the notion of redundant housing - old does not mean exhausted. Almost half a million people live on the territory of The Old City Parts. A big portion of the housing, still used by residents, complies with norms for the possible revalorization



and refurbishing, which will increase the comfort of the inhabitants and the longevity of

The Old City

Georgy Labov, architect, UAB



No one imagines that in the future the General Urban Development Plan of Sofia will be a fossilized dogma with the pretense of introducing a rational order known only to the Universe. But we hope that it will create consistent and lasting conditions of flexibility for the modern planning of the

city complying with present day needs and the future conditions of life.

Alongside the general problems of GUDP of Sofia another difficult task stands out - finding the right approach for preservation and renovation of The Old City Parts. Sofia cannot boast with a characteristic Old City kernel but it has a historic structure in which all old elements of city life are concentrated. The Old City Parts in their diverse as-

sions of the spirit of the community. Here trade is not only a way of exchanging goods but also of human communication - the exchange of thoughts, feelings, relations and community connections. This is the place where the city offers an ideal spot for a collective kind of life, unlike the newly developed residential structures in the city periphery. The renewal of The Old City Parts is of exceptional importance to the success-

the very buildings. According a study by a group of specialists headed by G. Doychinov, architect, nearly three quarters (74%) of the buildings of The Old City Parts can be preserved and renovated, only 27% of them being of somewhat frail structure. Adopting the method of reconstruction and renovation of the building fund, society will cash in considerable economy on building materials (steel, cement, bricks, wood). Apart from



this, the high labour cost of renovation works will guarantee a large number of stable jobs. Of course, the objective of the GUDP is to analyze in detail the conditions of the buildings in The Old City Parts and the practical possibilities of their renovation as well as the real possibilities for pulling down of the decrepit

buildings and the construction of modern residential quarters. The precision of this research will model to a great extent the balance of new construction and the possibilities for limiting the development of the city beyond its construction boundary lines. And again, according the research of the same group of

kind of gentle wink to everyday life and a sure guarantee for a wholesome influence of the city structure unlike the so far executed "renovation operations" of the type of Zone B5, B18, B3-4, where the newly erected buildings destroy the historically established city scale and dominate the structure of the small city communities, overpopulating the territory with "aliens" from other parts of the city and the country.

One of the factors of countering the destructive tendencies of modern urban development is to turn to the historical layout of the city which survived through time and those who have developed the idea and put up the structures. But in order to do it, it is obligatory to observe several important conditions:

- not to overlook the quality of the living environment just for the sake of profit;
- to limit the desire to become



the importance of the living environment through education programs, community activities and by creating "feedback for the designers, the builders and the residents";

- to encourage the so-called layman creativity in urban planning;



specialists, the territory of the Old City parts could yield almost 19 hectares of free plotting for 18 000 new housing units with nearly 60 000 residents. The new additions to the old structures should be a

- rich quickly by underdeveloping the territory;
- to ensure the removal of the city garbage resulting from over-consumption of society;
- to work for the appreciation of

to achieve an evolution in the organization of the authority of the community through participation of the residents in the problem-solving activities of the city.

The problems of The Old City Parts and their preservation and further development require not only entirely new methods of planning but also new initiatives and tasks which should be set to the community, the residents, the country and the municipal authorities. It is not possible to solve the complex problems of The Old City Parts by the day-to-day practice of limited and pragmatic partial fill-in and construction of the so called "limited regulation and silhouette planning." Today everyone believes it's their right to use the high achievements of progress for their own profit without ever paying attention to its negative consequences - the cluttering of streets and squares with cars, the destruction of the few possibilities for preservation



of areas for community functions, the annihilation of the green and park areas.

All of this calls for a GUDP regulating the rules for reconstruction and renovation of the Old City parts which should guarantee the conditions and possibilities for a privileged position of the interests of the community in city planning as well as the forms of financial aid to the owners for renovation of the old residential structures.

But before that the creators of the General Urban Development Plan have the task to carry out specific research on:

Recognition of the boundary lines of the Old City parts, the City Central Historic kernel included;

Analyses of the conditions in the residential structures in the Old City parts and assessment of their qualities;

Real possibilities for the construction of new residential structures and the horizontal and vertical regulating lines;

Study of the intensity of traffic and parking capacity;

Study of the conditions of the engineering infrastructure and the possibilities for its reconstruction and modernization;

Study of the functional use of the existing buildings and concepts and proposals for their functional updating;

Study of the economic and social aspects of the reconstruction and renovation of The Old City Parts - profitability, use to the community and legality of capital investment; Leaving (?) provisions for the renovation of residential structures.

All this calls for drawing up of specific rules for the building regulations of The Old City Parts and the City Central Historic Kernel as well as regula-





tions for upkeep and care of the buildings. With the Approval Bill of the GUDP conditions for the financing of the reconstruction and renovation of the buildings should be set, including possibilities for financial alleviation of credits for the owners of buildings to be renovated. Unfortunately in studies up to the present these aspects have been overlooked. The competitions for the GUDP in preparation are once again centering on

the solution of the general problems of the city arranged in a strictly functional way: residence, communication and transport, engineering systems, parks, sports and leisure, etc. But the problems of the city "bedroom" areas are quite different from those in the densely built Old City Parts. It is one thing to solve the communication problems in the peripheral areas where the principle is "the bringing in and the taking out" of the

residents and quite different in the congested streets and neighbourhoods of The Old City Parts. The peripheral urban structures need additional built-up density in the bare areas, while The Old City Parts - of renovation of the squares and the open inner block spaces. And so on and so forth...

Let us hope that before the preliminary research and competitions are over, the complexities of the theoretical and professional problems of the reconstruction and renovation of The Old City Parts are paid due attention and are discussed with understanding by the specialists. Because The Old City Parts should never look like the new residential areas by being structurally and ecologically degraded.



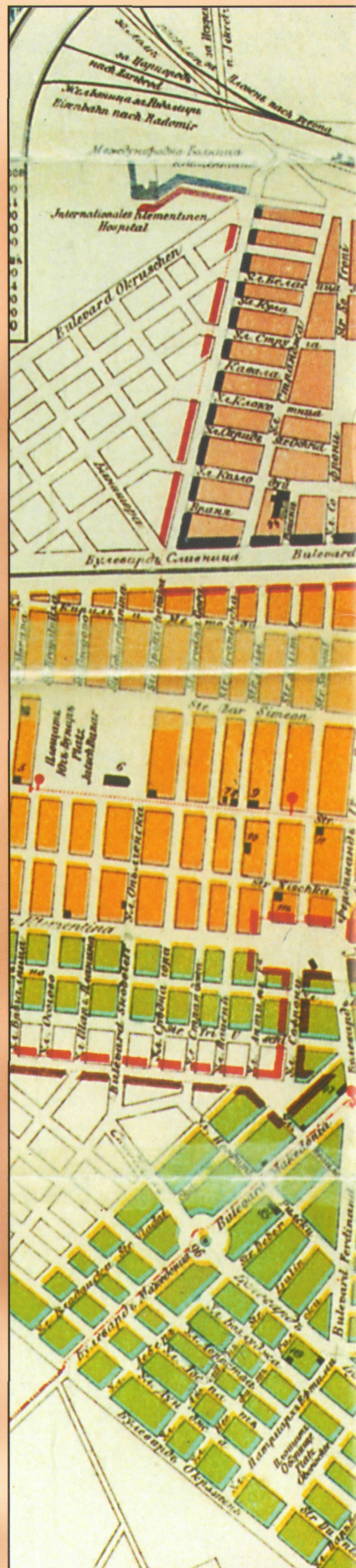
Just like an amazing spectacle of a computer virtual reality game this is how we could approach a unique plan of Sofia made 100 years ago. It is the approach from the end of one century to its beginning. This will bring back names of Sofiots as well as foreigners who had moved here to look for their livelihood, participating in the life of a city in transition. Among the abundant data contained in this plan only the year of printing remains a riddle. It has not been marked. The whole design and the printing are done by Gustaf Perelman who created the first photo-zinc graphic enterprise called "Sofia" at 140 Veslets Street.

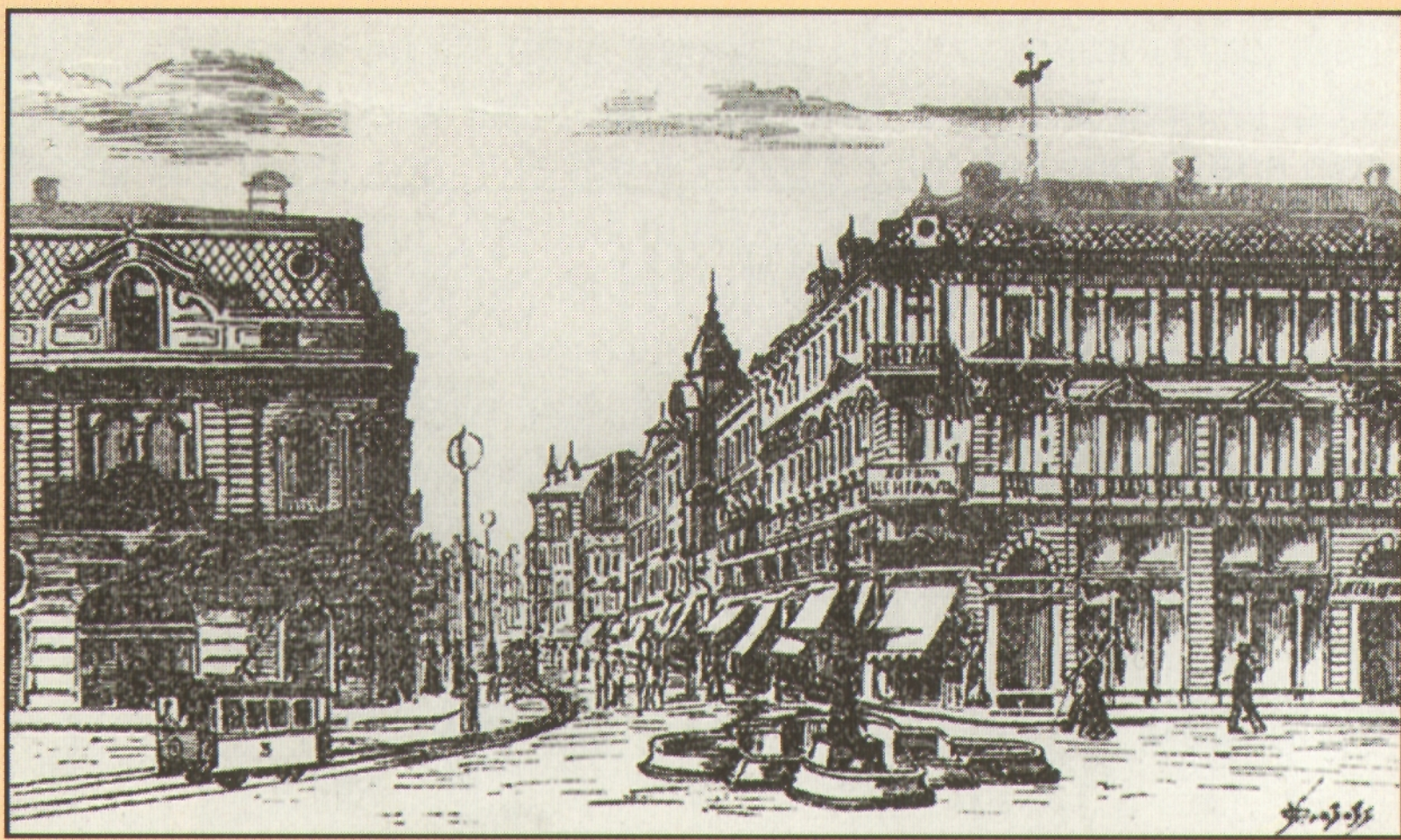
What was the reason for this expensive colour edition? The plan in question is, in fact, the first to mark by a red line the tracks and the stations of the tramway transport lines in the capital. This sensational facility is a much discussed topic for Sofiots after January 1, 1901. The unfamiliar jingle of the cars and their vertiginous velocity of 15 kph enchant and encourage, offering unheard till then pleasure and comfort. The tramway, as a symbol of the new 20th century, places Sofia among the modern European cities. And not only this! A deeper study of this "integral" plan leads to other thoughts too. If we match the data of the first cadastre of Sofia after The Liberation and the subsequent actions on the cadastre regulation and design plans, we will see the picture of the new city at the end of the 19th and the beginning of the 20th century. It is known that the first cadastre plan in which "with the utmost possible precision all private property was marked" was the work of engineer A. Amedei in 1880-1881. (In different publications the name could be found as L. Amedeia, or S. Amadie.) Engineer Vatsislav Roubal was his assistant. On June 2, 1881 the city Municipal Council made the plan public but mistakes started being talked about almost at once. At the same time (1881) the regulations for construction of private buildings in the cities were adopted. One of the main requirements was "to build in the European manner". In 1884 the chief municipal engineer Carl Trnka expressed the opinion that Amedei's plan "lacks exactitude." But starting work on another plan was delayed until 1889.

At that time Sofia Municipality was headed by a prominent Bulgarian - Dimiter Petkov. As a mayor he had the ambition to turn Sofia into the First City on the Balkans. With his grand-scale initiatives Dimiter Petkov insures the backing of the government with Prime-minister Stefan Stambolov as well as King Ferdinand I himself. At the same time this is the period of the greatest technical upsurge in Europe. The loan from the London Bank amounting to ten million lev is used exceptionally for the development of the technical facilities of Sofia. The first plans for the street lighting of Sofia date back to 1890, also for the building of the "American train called tramway", new mains etc. At that time several squares take shape - Saint Nedelya, National Assembly, around the Saint George Rotunda, at that time called Saint George of Sofia, both the Lions and Eagles bridges are built. Auctions are organized for the construction of the Public Mineral Bathhouse, the Town Hall building, as well as the Court House, new constructions of hotels, hospitals and schools are going up. This is the time when for the first time the head positions at the Municipality are taken by Bulgarian specialists educated abroad: Alexi Natchev, architect and Prokopi Mantchov, engineer, both with diplomas from Zurich, Yanaki Samardjiev, architect, who studied in Gandt, T. Markov and O. Zarzov, architects, from Paris. As head of the technical department at the Municipality in 1889 A. Nachev appoints to the post Topographer-in-chief Johan Bartel, engineer. This is how work began on the new cadastre of Sofia. The appointments for assistants at the Cadastre department are as follows: Wilhelm Bartel, engineer (Jo-

A unique plan

by J. Nikolova





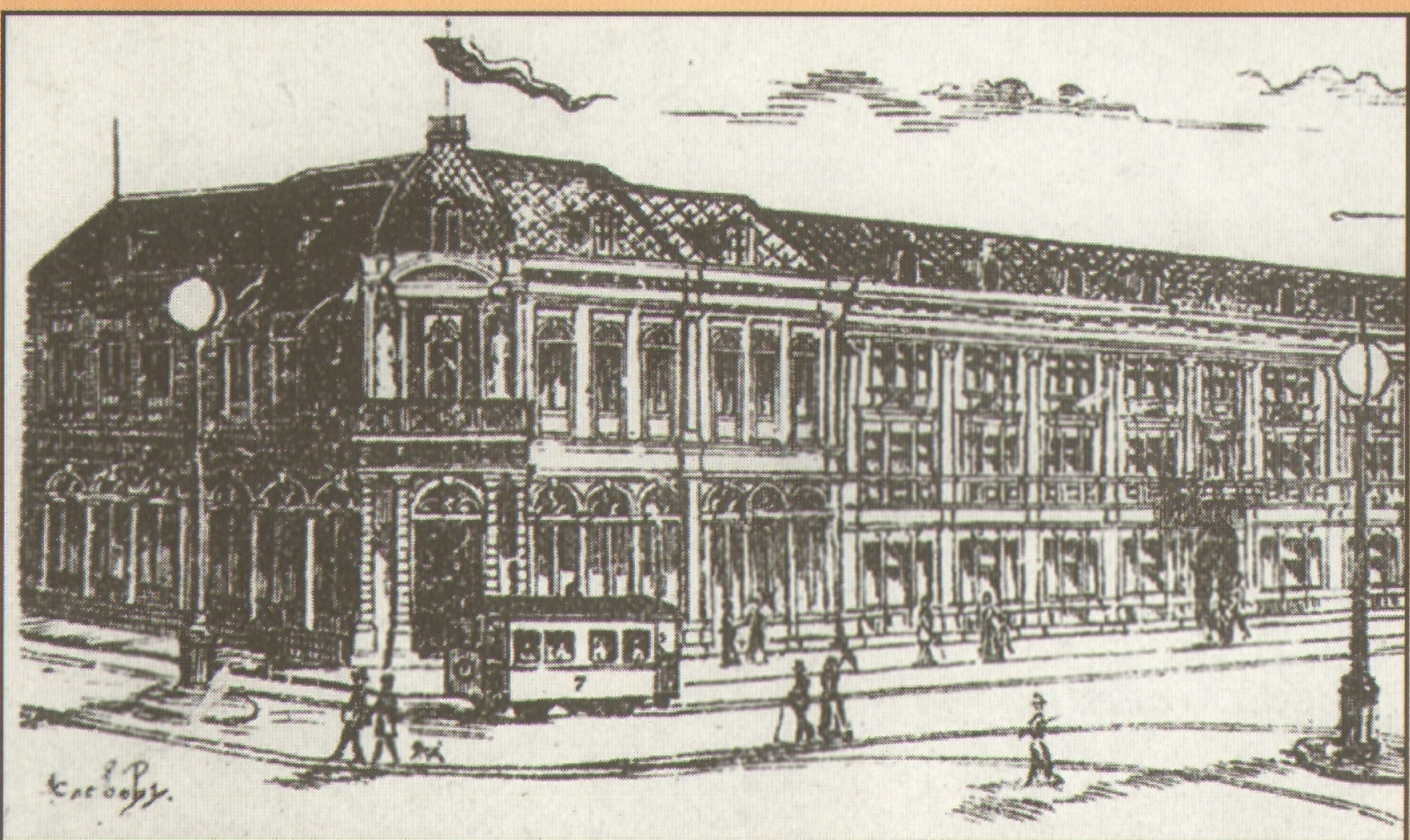
Hotel "Central"



Grand hotel "Panachov"



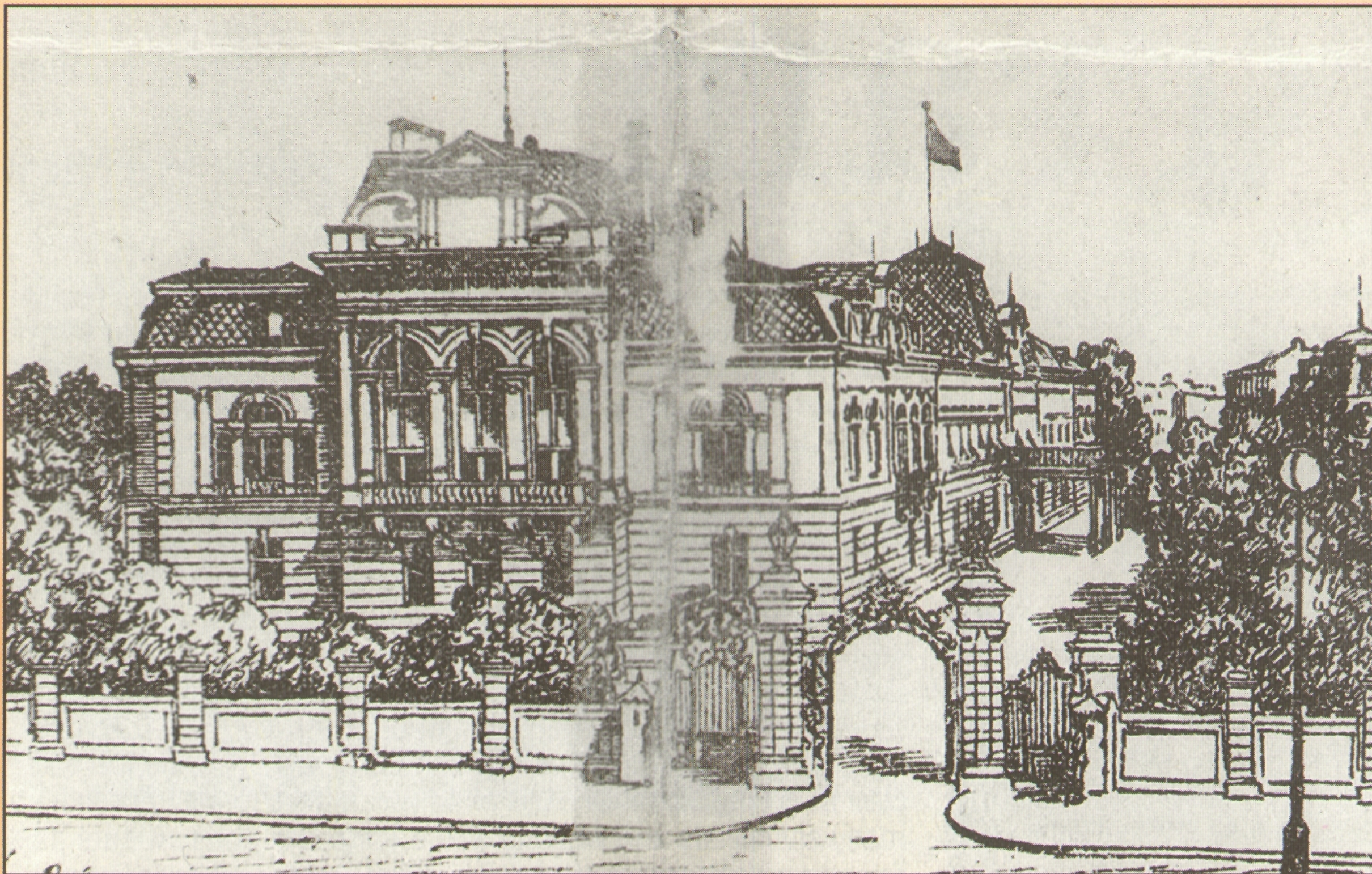
Hotel "Macedonia"



Grand hotel "Bulgaria"

han's brother, later to become head of the department), Thomas Horner, assistant and geometer-in-chief, Joseph Oberbauer, chief draftsman and another of the Bartel family - Ludwig, also geometer, together with Karl Oswals and Ferdinand Markon. Because of the frequent changes new constructions and personal hostilities, the work on the cadastre becomes more and more complicated. The deadline of three years was long overdue. Mayor Dimitar Yablanski decided to end the problems by closing the Cadastre department.

In March 1898 he appointed a committee which would assess "...all the work done on the cadastre, plans, instruments, etc. They should be taken to the Town Hall, put under lock and key and guarded by a policeman." About one million lev was the cost of this nine year long activity which turned out unfinished at the end. The Austrians Bartel left Bulgaria in 1897. The same year saw the completion of a plan of the Capital Sofia for the situation of the City and the land, executed to the scale of 1: 10 000. It was inevitable that in the body of this plan as well as the Sofia plan, which is the topic of this article, the work of the Bartel brothers to stand out. It is not important that under the scheme at this instance there stands the signature of E. B. Bohachek. Thanks to the efforts of so many specialists and workers at the Town Hall, today we are able to pass real judgment of what their work produced. The City at the foot of Mount Vitosha which otherwise we wouldn't have seen comes alive before our eyes - Sofia at the end of the 19th and the beginning of the 20th century. We see wide and straight streets and boulevards, well finished squares, green area, the routs of the first tramway lines, the main axis East-West and North-South cross over the new center, moved from the old one in Banski Square towards the square round the cathedral church Saint Nedelya. Different colours mark the five (at that time) city precincts. The boundaries give an idea of the expansion of the city and the outmost points marked by the central railway station, the Clementine hospital, both Vladayska and Perlovska rivers under regulation and the boulevard Slivnitsa and Evlogi Georgiev. Looking deeper into the data contained in the plan we could make a true judgment of the dynamics of the changing city. Architectural accents are still lacking in the silhouette of the city. They appear as buildings and monuments constructed after 1901. For example - the part of the Military Club in Czar Osvoboditel Boulevard which was constructed after the blueprints of A. Kolar, architect, in 1895 - 1898, is marked on the plan and with text underneath, while the other part of this magnificent building, which after Kolar's death in 1900 is designed by Nikola Lazarov and Friedrich Grynangrecht, architects, and completed in the following several years, just is not there. There is no cathedral Saint Alexander Nevski in the square of the same name. The monument of The King Liberator in the National Assembly square (1907), the State Art School (1906) - today The Art Academy, the National Theatre (1906-1907) and so on - buildings constructed in the first ten years of the new century. There is a strong evidence of the strictness of the data on the plan. For instance - the newly designed cathedral Alexander Nevski is one. Behind this short message decades of labour and construction are hidden. The foundation stone was laid in the distant 1882. For different reasons the temple is designed a second time and separately hundreds of construction and artistic details are designed, discussed and approved, so together with the decoration and the wall paintings the temple is under construction with considerable lapses of activities between 1904 and 1912, and its inaugurations postponed for 1924. We can go on with these entertaining excursions into the past. For us, though, in this case one



The palace



Druggist's "Genev"

fact is of principle importance - that the plan could serve as a serious and truthful source of knowledge in a certain sequence of time and that is the end of the 19th and the beginning of the 20th centuries. From the drawings arranged in the upper part of the plan signed by the artist Ivan Slavov we could feel the architectural environment of the modern city. It is marked by the hotels Panahov, Bulgaria, Boulevard, Central, Macedonia, the Ivanov Bros., by the Prince's Palace, some very popular pharmacies, drug-stores, seamstress and fashion schools, studios, breweries and beer halls. These graphic impressions recreate the atmosphere of the life with the shops and the people, with the traffic and the carriages and the tramway cars, with the fashion tendencies in clothing. The drawings remind us of the beloved manner of drawing at that time which, in fact, is copying from photographs and mass produced post cards.

There is a third section to this plan entitled "Famous sights" - a text in Bulgarian and German listing government offices, diplomatic agencies (embassies), churches, monu-

ments, police stations, post offices, schools, hotels, etc. There are also the names and addresses of prominent citizens - physicians, lawyers, architects, politicians, people of the trade community. An amusing feature is the content of the special advertisement blocks. The written information - arranged as an address directory, shows us the name and address of Dr. Konstantin Stoilov. This could be our pinpointing clue to the year the plan was printed if it is a puzzle yet. It is known that K. Stoilov died in March 1901 and the printing of his address in a later year, i.e. after his death, would have been inappropriate.

There is another moment in this plan which is a cause for thought. The state coat-of-arms has found its place in the title. So it is obvious that the time for printing materials dedicated to the Capital City with the obligatory city coat-of-arms, has not yet come.

During the year in question - 1901, the city's coat-of-arms had just been created but it did not have the necessary popularity. Sofia City's coat-of-arms was designed in a comparatively short period of time - February-April 1900 by the artist Haralampi Tatchev and was approved by Prince Ferdinand I, and it was presented to the citizens of Paris and the visitors to the Paris World Fair during the summer of 1900. During the following years the coat-of-arms of Sofia gradually turned in a permanent fixture on buildings, transport vehicles and printed materials. But the presence of the coat-of-arms becomes a permanent feature of the city after 1911 when the motto "Ever growing, never aging", suggested by Dr. K. Stoilov, was added to it. And as the number of the letters in the motto in Bulgarian was an exact 13, our considerate predecessors added a portentous "but" in the middle of it.

The Tram

Peter Mirchev

32 City at the Foot of Vitosha 2/2001

The inhabitants of Sofia today see a little green official tram that usually has a little truckload full of sand or other materials. These little trams which are used for the repair of the tram rails today are remains of the old-fashioned trams in Sofia. The people have hitched on a big "trailer" with long benches which were so specifically placed that during our tour we were sitting and facing one another like old relatives. There were two kinds of stops - regular and "unspecified" but the tram stopped even if a person raise his hand. When all the seats and the standing spaces were occupied, the conductor put on the door the plate "FILLED". Then the tram was stopping only for getting off it. When some seats were freed the plate was taken off. There were also summer carriages with benches which were drawn up one behind another in the direction of the tramway traffic. To sell tickets, tram driver had to go out of the carriage on foot board which was with the same length as the trailer. In the direction of Knjazhevo the citizens of Sofia preferred these summer carriages because of the fresh air and the landscape. Today there is an "ear" at the last stop of every tram, it turns down the street and it is ready to start in the opposite direction without any difficulties. When the tram has reached the last stop it had to make complicated movements in or-

vo. The tram line was single and in order to pass the trams were waiting in definite places - "garages". After the stop near Alexander's hospital followed the so called First, Second and Third garage and after that Krasno selo, Bojansko shosse, Ovcha kupel, Pavlovo, Gornobansky pat and Knjazhevo. The trams were few and the electricity was insecure. That made sometimes the way to Knjazhevo a real expedition. The passengers, who weren't numerous, even got off the tram at some of the stops and sat down somewhere in the shadow while waiting for the tram in the opposite direction to come. When in the evening the passenger from Knjazhevo to Sofia looked out of the window, he could see only kilometers long dark field. Separate lights came from the tram stops and from the gas lights in the little houses and the small shops scattered there. Every little tram had on the front and on the back side a wooden buffer, which looked like half a cake of cheese and was used to prevent from collision. The buffers were very comfortable to sit on and we ran after the tram to get on it. One day near the Colored bridge I sat on the wooden cake near one square pipe with a little cap. In that pipe was fixed the circle electrical lantern every time when a tram changed its direction. In the pipe there were bare electrical wires to be connected with the lantern. I



der to get ready for starting in the opposite direction. The local children were helping willingly the tram to make all these movements. At last stop the railways were double. The conductor uncoupled the carriage with a wedge. The conductor drove into the right diversion and then he turned the railway-point. The tram driver got on the carriage and then he told the local children to push from behind and he himself jumped on the platform to set the machine in motion. The trailer moved slowly (there was always a slope) and drove to the left diversion. Then the tram driver drove the machine backwards, went into the railways of the trailer and hitched the trailer with the wedge. After these "mechanized movements" the tram was ready. The children were helping again. While the children were seizing the rope with the pulley (instead of today's current collector), they were scuffing because every child wanted to move the pulley in order to prepare the tram for the opposite direction. They liked to go to the last tram stops to help the driver for the maneuvers and to ride in the tram.

The railways for the tram to Knjazhevo were put on the right side of the central dusty highway in direction from Sofia to Knjazhe-

vo. was riding in the tram and singing. At once I took up the cap and thrust my hand into pipe. And then a bad thing happened to me: I got an electric shock and fell down on the railways and I looked the tram leaving behind with scared and insulted look. Boulevard "Maria-Louisa" seemed to me so wide and deserted and the tram railways so drawn apart as never before. My grandmother had sent me to the grosser to buy several needles and I was holding them tight but I had dropped them during the fall. I started to search for them but hopelessly... The paving stones looked like huge lasts. Around was deserted - there was neither a phaeton nor a bicycle. Being despaired I directed my steps towards home ready for a beating. At that time the children enjoyed travelling by tram. We were waiting for every vehicle to sit at the back of it imperceptibly. We were sitting on the perches of the carts and we were getting onto the stairs of trams. We were especially angry with the cabmen. One of them were putting barbed wires at the back of their phaetons, others were prolonging their whips and lashed the children while sitting on the coach - box behind passengers.